



2 Bed Terraced in High Street, Arlesey, SG15 6SZ | £258,000

Gothic

Estates.com



VIDEO



Key Features

- NO CHAIN - Quick move possible
- Two bedroom cottage with Garden
- Victorian character built-in
- Shuttered windows
- Brick outbuilding bottom of garden
- Both bedrooms take double beds
- Dining space in the kitchen
- See WALK-THROUGH VIDEO here...

Description

* VACANT NO CHAIN * Quick move possible * Two double bedrooms * WEST FACING rear garden * Charming Living Room & Kitchen/Diner * Brick outbuilding * Cleanly decorated: MOVE-IN READY * See WALK-THROUGH VIDEO here....

Ideal First Time Buy with no need to wait for sellers to buy as this character cottage is VACANT and MOVE-IN READY. Offering a traditional layout with a charming front room leading through to a rustic style kitchen with dining area along with bathroom to the rear. The kitchen leads out to a patio area overlooking the garden with a brick outbuilding at the bottom, garden overall in the region of 15m/48ft. The garden faces west which means sun from mid-morning through to sunset. Upstairs the two bedrooms are generous size, both will take a double bed. All main windows are shuttered which adds a nice homely feel. On-road parking is available to the front and it should be noted that this section of the High Street is due to be by-passed in the next few years by the new relief road. The property is situated near the middle of this growing village and just 1 minute walk to the lower school.

Arlesey mainline station 1.0 mile about 18 mins walk (direct London St Pancras from 39 mins)

Gothic Mede Academy (lower school) 1 min walk

Nearest local shop 0.2 miles 4 mins walk

Nearest pub (thatched, family garden) 0.2 miles 4 mins walk

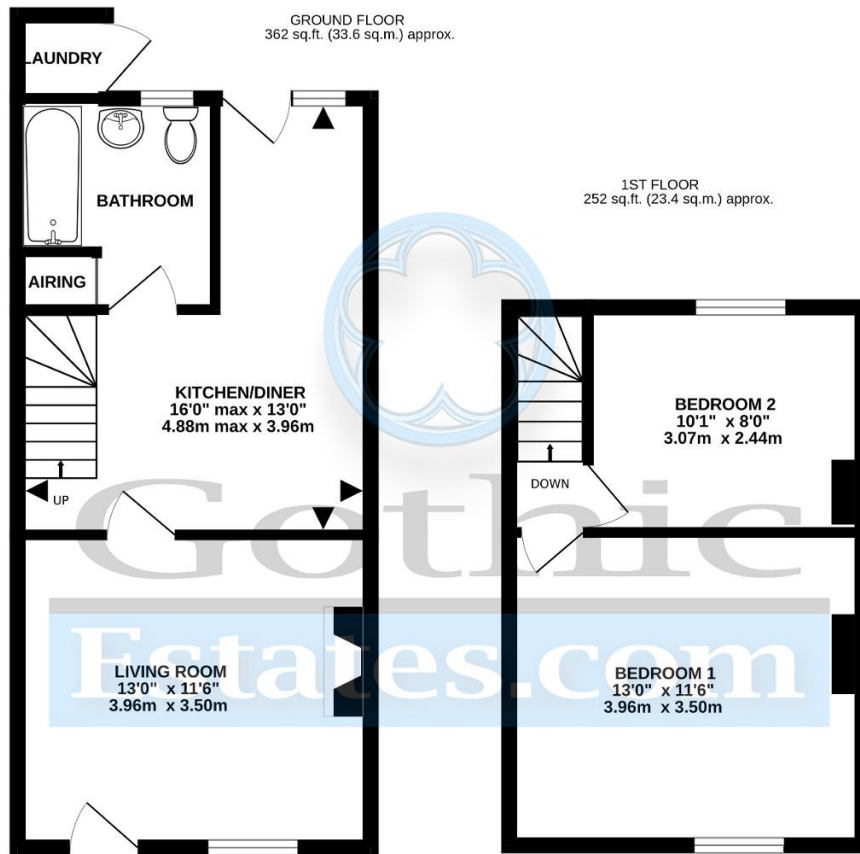
Letchworth Garden City centre 3.7 miles

Hitchin centre 5 miles

Location

Arlesey is a large, growing village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in under 40 minutes. Dating back as long as the 1086 Domesday Book, there is a broad range of home styles and building eras - something for everyone! Gothic Mede Academy provides Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.





TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		